



## PLANNING REPORT

# Planning & Zoning Commission

Thursday, February 9, 2023

## AVONDALE WOODS, SECTION 2 22-026FDP / 22-027FP

[www.dublinohiousa.gov/pzc/22-026](http://www.dublinohiousa.gov/pzc/22-026)

### Case Summary

Address	5215 Avery Road.
Proposal	Development and construction of Avondale Woods Section 2, consisting of 27 single-family lots and two reserves.
Request	Review and approval for a Final Development Plan and Final Plat under the provisions of Zoning Code Section 153.066, and review and recommendation of approval for a Final Plat under the provisions of Code Section 152.
Zoning	PUD, Planned Unit Development District, Avondale Woods
Planning Recommendation	<u>Approval of Final Development Plan with Conditions and Text Modification</u> <u>Recommendation of Approval for the Final Plat with Conditions</u>
Next Steps	Upon approval of the Final Development Plan, the applicant may apply for permits through Building Standards. Upon recommendation of approval to City Council for the Final Plat, the applicant will be eligible to proceed to City Council.
Applicant	Linda Menerey, EMH&T
Case Managers	Elizabeth Fields, AICP McBride Dale Clarion  Zachary Hounshell (614) 410-4652 <a href="mailto:zhounshell@dublin.oh.us">zhounshell@dublin.oh.us</a>

Site Location Map

22-026 | Avondale Woods



- Site Features**
- 1 Large, wooded area
  - 2 Avondale Woods, Subarea C, Section 1



## 1. Background

### Site Summary

The 9.088-acre site is located north of the intersection of Langley Drive and Scarlett Lane. The site is currently vacant and relatively flat, with the Avondale Woods, Section 1 development in the process of completion directly to the south. There is a stormwater retention pond located on the east edge, adjacent to the single-family homes.

### Development History

In August 2016, the Final Plat and Final Development Plan for Avondale Woods, Subarea A, Section 1 of Subarea C, and Subarea E was approved by the Planning and Zoning Commission. The approval of Section 1 included 24 single-family lots located south of Section 2.

In October 2014, City Council approved Ordinance #99-14 for the rezoning of approximately 120 acres from R: Rural District to PUD: Planned Unit Development District. The proposal included a maximum of 360 dwelling units, single and multi-family, along with 37 acres of park space including preserved wooded areas.

### Process

Approval for the development of a PUD is a three-step process, which includes:

- 1) Concept Plan (CP)
- 2) Rezoning/Preliminary Development Plan (PDP)
- 3) Final Development Plan (FDP)

The Final Development Plan is the final review step for development of a PUD. At this stage of review, the PZC makes a determination based on conformance with the PDP and the approved development text. The FDP provides final design details including landscape and sign design. Minor modifications to the approved development text may also be requested with the FDP to address minor alteration due to further design development. Finally, this application is accompanied by a Final Plat, which requires a recommendation to City Council for acceptance of a Resolution.

## 2. Project

### Project Summary

The proposal is a part of the 120-acre, Avondale Woods residential development located in the southernmost portion of the City of Dublin. This phase, Avondale Woods, Section 2, is for the development and construction of 27 single-family lots and two reserves on the 9.088-acre site. Section 2 is located in the northern portion of Subarea C, which is outlined in the approved development text. The applicant is not requesting modifications to the approved development text with this application.

### Site Layout

The site layout remains consistent with the approved PDP. Section 2 is proposed to connect to Section 1 of Subarea C through existing access points on Langley Drive and Scarlett Lane. To support access, an additional east-west road connection (Tanseyclose Lane) is proposed and will be the primary frontage for the lots. The site includes 3 small open space reserves (Reserves D-F). Reserve D is located in the bulb between Tanseyclose Lane and Linnaeus Drive,

Reserve E is located to the rear of lots 39 and 40, and Reserve F is located between lots 33 and 32 and includes a bike path extension. The plans are not consistent in the naming of the reserves. The applicant should update the reserve names to match the preliminary development plan and development text, subject to Staff approval.

The development includes cluster mailbox units for the 27 lots in this section of development. The units are currently proposed on the west side of Langley Drive, adjacent to lot 46. The applicant should work with Staff to finalize the location and color of the cluster mailbox units within Section 2, subject to Staff approval.

### **Development Standards**

Subarea C of the approved development text highlights all zoning requirements for new and existing detached single-family lots in Avondale Woods. The development text requires all lots to maintain a lot width of 55 feet at the building line, 65 feet of minimum buildable lot depth, 25 feet for rear yard setbacks, and 6 feet for side yard building setbacks. All proposed lots meet these requirements, with the exception of lot 25. Due to an existing easement located along the front of the property, Staff estimates the buildable lot depth is approximately 60 feet; 5 feet short of the requirements. A development text is needed to permit the minimum buildable lot depth for lot 25 at 60 feet.

Additionally, lots 26, 27, and 52 include a 30-foot wide existing telephone easement moving north and south on the site, as provided on the final plat. Although the easement does not impact the development standards for minimum lot width for the lots, Staff has concerns about the constructability of lots 27 and 52. The applicant has not identified whether this easement will remain or be vacated. Should the 30-foot telephone easement remain with the development of the site, the applicant should work with Staff to provide a building footprint that meets the requirements of the development text for lots 27 and 52, subject to Staff approval.

### **Architecture/Building Materials**

Section 2 is located within Subarea C, which includes all the single-family lots within the Avondale Woods development. The development text contains a list of architectural requirements that overlap between the subareas to create a theme. The architectural theme for the community is to have a Craftsman influence along with design elements such as porches with accent columns and railings. The color palette is a historic palette chosen from a major paint manufacturer with consistencies between all subareas.

Garages are to have decorative elements with carriage door styles and coach lighting and additional bracket details are required on main roof gables. Windows are to be wrapped in trim and shutters are permitted so long as they are appropriate to the character of the building. Primary materials include brick, stone, stucco, and wood or fiber cement siding along with asphalt shingle, wood shingle and shake, metal tile, and ceramic tile roof materials.

The elevations for the single-family homes, Subarea C, are not required to be reviewed and approved by the Planning and Zoning Commission. The architectural requirements and permitted building materials are consistent with the requirements outlined in other subareas. The architectural theme and color palette will be continued throughout the development with this and future phases.

### **Tree Preservation and Landscaping**

The applicant has provided a tree preservation plan and survey for both the wooded areas on the northern portion of section 2. The tree survey indicates that in this section, approximately 13 trees will be removed, but these trees are not required to be replaced as they have been identified as dead. The remaining wooded area will be protected within the 20-foot Tree Preservation Zone indicated on the plat, and by tree protection fencing during all stages of construction. The applicant should work with Staff to finalize the location of tree replacements within the development, subject to Staff approval.

Similarly to the single-family properties in Subarea C, landscape plans will be submitted at the building permit stage to correspond with each home. Approximately 51 street trees are planned for this section and will continue the look that is currently established on Langley Drive and Scarlett Lane. The City Forester has reviewed the proposal and provided feedback to the applicant on changing some of the proposed species of trees to which the applicant has addressed.

### **Access and Circulation**

The proposal includes the extension of Tanseyclose Lane and Langley Drive. An infrastructure agreement was accepted by City Council in 2014 per Resolution 84-14 for the original Avondale Woods Development. Pursuant to the infrastructure agreement, the developer was required to install a traffic signal when warranted, at their sole cost and to the City of Columbus standards, at the intersection of Avery Road and Avondale Woods Boulevard. The applicant has submitted a signal warrant analysis that demonstrates the signal is not warranted with the Section 2 development.

Since the acceptance of this infrastructure agreement in 2014, the City of Columbus is now planning a roundabout control at this intersection. An amendment to the original infrastructure agreement has been executed, which requires the developer to provide a financial contribution toward the cost of construction of the roundabout that would be equivalent to the cost of the construction of a traffic signal at the intersection of Avery Road and Avondale Woods Boulevard, paid to the City of Columbus, Department of Public Service, no later than the recording of the Section 2 final plat.

### **Utilities**

#### *Sanitary*

The site is served by the existing 36-inch public sanitary sewer located on the north side of proposed Tanseyclose Lane. The applicant will need to continue to work with Engineering to provide additional sanitary sewer calculations to the satisfaction of the City Engineer.

#### *Water*

The site is served by the existing 8-inch public water main located on the east side of existing Langley Drive and on the south side of existing Tanseyclose Lane. The proposal includes the extension of public water main through the development.

#### *Stormwater Management*

The Avondale Woods development consists of a network of existing storm sewer and drainage structures that drain into an existing detention basin and existing retention basin, which both outlets into an existing 48-inch storm sewer before leaving the development. This existing

regional stormwater management system was established as part of the overall Avondale Woods development.

The proposed Section 2 development will construct a new network of storm sewer and drainage structures, which will drain to the existing retention basin. The applicant has submitted stormwater management calculations that demonstrates Section 2 is accommodated by the existing Avondale Woods regional stormwater management system. The applicant will need to continue to work with Engineering to demonstrate stormwater management compliance to the satisfaction of the City Engineer in accordance with Chapter 53 of the Dublin Code of Ordinances.

### 3. Final Plat

#### Summary

The final plat consists of 9.088 acres subdivided into 27 single-family lots, 3 open space reserves, and 3 public rights-of-way. The plat includes the expansion of Langley Drive, Tanseyclose Lane, and Linnaeus Drive, and the creation of Reserves D-F. Reserve D is approximately 0.118 acres, Reserve E is approximately 0.099 acres, and Reserve F is approximately 0.089 acres. All reserves will be owned by the City of Dublin and maintained by an HOA. Lots 25-36 and Lots 44-53, located east of Reserve "F" range in size from 0.199 acres to 0.287 acres while Lots 36-40,43 located around Reserve "D" are larger and range in size from 0.274 acres to 0.457 acres.

The plat indicates a number of new and existing easements throughout the development section. A 20-foot Tree Preservation Zone is provided along the north property line of lots 25-39. A 15-foot building line is provided along the front property line of lots 38-39/41-53. Due to an existing 30-foot easement located along the front property line of lots 25-37, the building line is deeper into the lot and set back 5 feet behind the northern edge of the easement. All lots, with the exception of lot 25, meet the minimum lot requirements as listed in the development text.

The final plat and development plan do not consistently represent some easements provided for the site, specifically the existing 30-foot telephone easement on the east site of the development. The applicant should update the plat and development plan to accurately represent existing and proposed easements on the site.

### 4. Plan Review

#### Final Development Plan

Criteria	Review
1. The plan conforms in all pertinent aspects to the approved preliminary development plan.	<b>Criteria Met with Conditions and Text Modification:</b> The proposal is largely consistent with the requirements of the Zoning Code and the Avondale Woods PDP. A development text modification is required to permit the minimum buildable lot depth for lot 25 at 60 feet. Additionally, the applicant should update the reserve names to match the preliminary development plan and

Criteria	Review
	development text, subject to Staff approval. Finally, should the 30-foot telephone easement remain with the development of the site, the applicant should work with Staff to provide a building footprint that meets the requirements of the development text for lots 27 and 52, subject to Staff approval.
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulations within the site and to the adjacent property.	<b>Criteria Met with Conditions:</b> The proposal provides safe pedestrian and vehicular connections throughout the entire site. The site improvements connect seamlessly with public sidewalks and roadways for a cohesive system that will continue to expand with future phases. The applicant should work with Staff to finalize the location and color of the cluster mailbox units within Section 2, subject to Staff approval;
3. The development has adequate public services and open spaces.	<b>Criteria Met with Conditions:</b> The site has access to adequate utilities and has defined appropriate future services for the development. Open space dedication meets the requirements and details outlined at the preliminary development plan. The applicant should continue to work with Engineering to provide additional sanitary sewer calculations to the satisfaction of the City Engineer.
4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in the Code.	<b>Criteria Met:</b> Due to the former agricultural use of the site the majority of the property was cleared of any natural features. The features that exist today are large, wooded areas that the applicant will preserve through the course of this development. The proposal ensures that the natural resources on the site will be preserved during all phases of construction and properly maintained thereafter.
5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.	<b>Not Applicable.</b>
6. The proposed signs are coordinated within the PUD	<b>Not Applicable.</b>

Criteria	Review
and with adjacent development.	
7. The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.	<b>Criteria Met with Conditions:</b> The tree preservation plan and landscape plan are consistent with previous sections of development in Avondale Woods. The applicant should work with Staff to finalize the location of tree replacements within the development, subject to Staff approval
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the City or any other government entity which may have jurisdiction over such matters.	<b>Criteria Met with Conditions:</b> The applicant should continue to work with Engineering to demonstrate stormwater management compliance to the satisfaction of the City Engineer in accordance with Chapter 53 of the City of Dublin Code of Ordinances.
9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.	<b>Criteria Met:</b> Section 2 proposed with this application meets all applicable requirements of the development text and Zoning Code. The proposal provides the development and infrastructure necessary to complete future phases of the Avondale Woods subdivision.
10. The proposed development is compliant with other laws and regulations.	<b>Criteria Met:</b> The proposal meets all other applicable laws and regulations.

**Final Plat**

Criteria	Review
1. Plat Information and Construction Requirements	<b>Criteria Met with Conditions:</b> This proposal is largely consistent with the requirements of the Subdivision Regulations. The applicant should update the plat and



development plan to accurately represent existing and proposed easements on the site.

2. Street, Sidewalk, and Bikepath Standards

**Criteria Met:** This proposal is consistent with the lot, street, sidewalk, and bikepath standards of the Subdivision Regulations. The proposal connects to all existing street, sidewalk, and bike path infrastructure from the existing developments to the south and east.

3. Utilities

**Criteria Met:** Proposed and existing utilities are shown on the final plat.

4. Open Space Requirements

**Criteria Met:** All open space dedication, ownership, and maintenance responsibilities are identified on the plat drawings. Reserves D-F are to be dedicated to the City as open space and maintained by the HOA.

## Recommendation

**Planning Recommendation:** Approval of a text modification: Reduce buildable area for Lot 25 to 60 feet.

**Planning Recommendation:** Approval of Final Development Plan with conditions:

- 1) The applicant update the reserve names to match the preliminary development plan and development text, subject to Staff approval;
- 2) The applicant work with Staff to finalize the location and color of the cluster mailbox units within Section 2, subject to Staff approval;
- 3) The applicant update the development text to state the minimum buildable lot depth for lot 25 is 60 feet;
- 4) Should the 30-foot telephone easement remain with the development of the site, the applicant should work with Staff to provide a building footprint that meets the requirements of the development text for lots 27 and 52, subject to Staff approval;
- 5) The applicant work with Staff to finalize the location of tree replacements within the development, subject to Staff approval;
- 6) The applicant continue to work with Engineering to provide additional sanitary sewer calculations to the satisfaction of the City Engineer;
- 7) The applicant continue to work with Engineering to demonstrate stormwater management compliance to the satisfaction of the City Engineer in accordance with Chapter 53 of the City of Dublin Code of Ordinances;

**Planning Recommendation:** Approval of Final Plat with conditions:

- 1) The applicant update the plat and development plan to accurately represent existing and proposed easements on the site;
- 2) The applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.